



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Finch Cottage – Burton in Kendal



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Freehold £340,000



Features

- An open plan kitchen/dining room with a well equipped kitchen and space for dining
- A versatile bright and spacious garden room
- Three double bedrooms all with built in storage
- A gravelled driveway able to accommodate 3/4 vehicles
- Beautifully landscaped garden with seating areas and a shed

A wonderful cottage full of warmth and character, tucked away in a private and secure setting in the heart of Burton. Offering three double bedrooms, this delightful home will appeal to a wide range of purchasers, from families and couples to those seeking a peaceful village retreat. The ground floor centres around a stylish open-plan kitchen and dining room, fitted with a good range of integrated appliances and providing an excellent space for both everyday living, cooking and entertaining. Leading on into the hallway and then through

into the cosy living room, which exudes country cottage charm, featuring a large fireplace recess with a modern gas fire creating a warm and inviting atmosphere. A particular highlight of the home is the impressive garden room, accessible from both the hallway and the living room. Flooded with natural light from electronically operated Velux windows, this versatile space offers ample room for relaxing, dining or entertaining, with direct access out to the rear garden. To the first floor are three well-proportioned double bedrooms, all benefitting

from built-in storage, together with a contemporary four-piece family bathroom. Outside, the property enjoys beautifully designed, low-maintenance gardens with two distinct seating areas, ideal for making the most of the outdoor space. Mature planting adds colour, interest and privacy throughout, while the gravelled driveway provides off-road parking for approximately three to four vehicles. Offered with no onward chain, this charming cottage presents a fantastic opportunity to acquire a characterful home in a highly desirable location.



GROUND FLOOR

Kitchen/Dining Room - A lovely light-filled Kitchen/Dining room, beautifully presented with a modern yet characterful feel and plenty of space for everyday living. The kitchen is fitted with cream cottage-style cabinetry complemented by wood-effect worktops with integrated appliances to include a Neff waist-height combination microwave and oven, induction hob with extractor hood above and an attractive green splashback, a slimline dishwasher, as well as a built-in bin and recycling drawer. Cleverly designed corner units with pull-out shelving maximise the available storage space, while there is also provision for a tall fridge freezer and washing machine. The room is finished with a tiled floor and enjoys an abundance of natural light from a large front-facing window with a deep sill, offering pleasant views over the courtyard. The dining area is well zoned from the kitchen and comfortably accommodates a table for six, making it ideal for family meals and entertaining guests. Dual-aspect windows enhance the bright and airy feel, while original exposed wooden beams above the windows add a touch of charm and character.

Hallway - An internal hallway providing access to the Kitchen/Dining Room, Living Room and Garden Room, creating an excellent flow throughout the ground floor. A deep under-stairs storage cupboard offers superb practicality, complete with light, power, shelving and a fitted safe. The hallway also provides access to the staircase leading up to the first floor.

Living Room - A cosy and characterful reception room that beautifully blends traditional charm with modern comfort. A striking fireplace recess creates a wonderful focal point, featuring a marble hearth, stone back and wooden mantel above. Currently fitted with a gas fire, the original chimney remains in place, offering the potential to reinstate an open fire or install a log-burning stove, subject to any necessary consents. The room provides ample space for the whole family to gather, making it a warm and welcoming place to relax and unwind.





Garden Room - What a wonderful room! Added as an extension to the original property in 2019, this superb space spans the full width of the home and provides a fantastic additional living area. Flooded with natural light, it enjoys an airy and inviting atmosphere, with four Velux windows (two of these are electronically operated) complemented by further windows overlooking the beautifully landscaped gardens. Currently arranged as both a dining and seating area, the room is incredibly versatile and could easily adapt to a variety of uses to suit individual needs. Large sliding doors open seamlessly onto the garden, effortlessly blending indoor and outdoor living and creating a space that feels like a natural extension of the surrounding grounds. Adding further character and charm, the striking wall of exposed original stone provides a wonderful reminder of the property's history, beautifully contrasting with the contemporary design of the extension.

FIRST FLOOR

Bedroom 1 - A good-sized principal bedroom, beautifully bright and airy, enjoying pleasant views over the rear garden through the deep-silled window that fills the room with natural light. Character features continue with an original wooden beam, while a deep fitted alcove provides useful hanging and storage space for clothing, helping to maximise the practicality of the room.

Bedroom 2 - A charming and bright double bedroom enjoying pleasant front-facing views and an abundance of natural light. The room features a useful fitted double storage cupboard, providing excellent space for clothing and everyday essentials, while an original exposed wooden beam adds warmth and character.

Bedroom 3 - A well-proportioned double bedroom enjoying elevated views over the rear garden. The room benefits from a built-in alcove with fitted shelving, providing practical storage and display space, while an original exposed wooden beam adds character and charm.

Bathroom - A light-filled and stylish four-piece bathroom, fitted with a bath, a quadrant shower with mains-fed shower, and a thoughtfully designed wall alcove for toiletries. The suite is completed by a concealed cistern WC and a wash hand basin set within a modern vanity unit, providing useful storage. A striking green heated towel rail adds a contemporary touch, while a built-in double-door cupboard houses the boiler and offers further shelving for linen and household essentials.

Landing - A bright and airy landing, filled with natural light and providing access to all three bedrooms and the family bathroom. A striking vaulted ceiling section with a Velux window creates an attractive lightwell effect, enhancing the sense of space and flooding the area with daylight. There is also access to the loft from the landing with a hatch that includes an integrated ladder for ease.

Externally

The home is approached via a discreet entrance, set back from the main road and leading through a characterful archway that creates an immediate sense of privacy. To the rear of the property is a wonderfully designed garden, thoughtfully landscaped to create an inviting space for both relaxation and entertaining. A generous patio area, complete with external power points and a water tap, provides the perfect setting for outdoor seating and al fresco dining, ideal for enjoying time with family and friends. Attractive traditional stone walling frames the garden beautifully, while steps lead up to a further seating area, offering an additional spot from which to enjoy the peaceful surroundings. Beyond this sits a generously sized garden shed, benefitting from power, a window providing natural light, and excellent storage or workshop potential. The garden also provides access to the side of the property and the driveway, which offers off-road parking for approximately three to four vehicles. Designed with ease of maintenance in mind, the driveway is gravelled and enclosed by charming stone walling that complements the character of the home. Mature trees, shrubs and well-established planted borders are dotted throughout the garden, adding colour, texture and year-round interest while creating a lovely sense of privacy and an attractive outlook.

Useful Information

Tenure - Freehold.

Council tax band - D (Westmorland and Furness Council).

Heating - Gas central heating.

Drainage - Mains.

Ground floor extension and garden works completed in 2019.

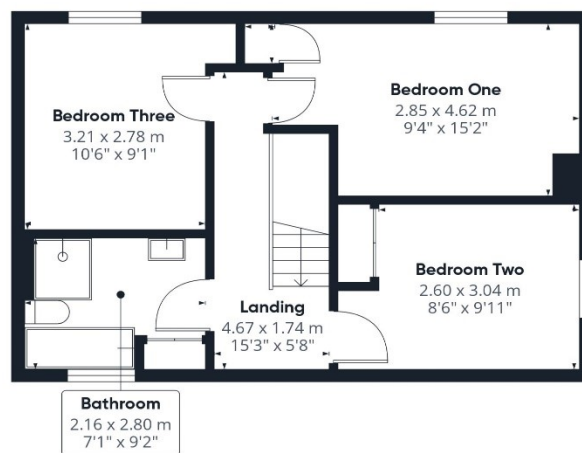
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Approximate total area⁽¹⁾

108.8 m²
1171 ft²

Balconies and terraces

23.8 m²
256 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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